



3347 W. WALNUT, 520 N. JUPITER | GARLAND, TEXAS 75042

Walnut Plaza



MASON DUPERIER | 214.234.2573 | mason@vistapropertyco.com

PROPERTY HIGHLIGHTS

- Walnut Plaza is a 112,947 SF neighborhood center located in Garland, Texas at a dense four corner intersection
- Shadow anchored by Hiep Thai Grocer
- Great long term neighborhood tenant mix

AVAILABILITY

- 5,778 SF Freestanding Building fronting Walnut St
2nd Gen Restaurant Space

DEMOGRAPHICS

	1 mile	3 miles	5 miles
2022 Population	22,982	160,672	386,753
Households	6,747	58,124	142,400
Average Household Income	\$67,411	\$79,606	\$94,392
Traffic Counts	Jupiter Rd: 30,528 VPD W Walnut St: 18,762 VPD		

AREA RETAILERS



LEASE RATES

Please Call for Rates





BLDG	STE	TENANT	SF	
1	103	First Chinese BBQ	3,000	
	105	No. 1 Feet Massage	1,500	
	107	Beef Jerkey	1,500	
	109	Metro by T-Mobile	1,500	
	205	Orchid Beauty College	3,898	
	209	Thai Dental Clinic	1,617	
	211	Cao Medical Clinic	1,821	
	213	Envios/Maxi Transfers	1,875	
	215	Thalia's Salon	1,875	
	217	Com Tam Restaurant	1,875	
2	219	Com Tam Restaurant	3,750	
	223	Famicare	5,280	
	229	Family Dollar	8,400	
	300	Coin Laundry	6,000	
	301	TC Nail Depot	8,824	
	2	100	Crazy Hot Deals	29,393
		200	LS Nail Depot	7,200
	3		Boiling Wok Restaurant	7,200
	4	A	Gebeta Ethiopian Grocery	1,645
		B	Le Artist Hair Salon	1,200
C		Dong Thap Noodles	1,460	
D		AT&T	1,680	
E		American Chinese Herbs	1,200	
F		Nguyen Law Office	1,200	
G		Total by Verizon	1,200	
H		Baja Auto Insurance	1,200	
5		Eagle Tire	1,599	
6	102	Pizza Patron	1,200	
	104	Quoc Bao Bakery	1,200	
	106	GRN Showroom	1,440	
	110	Attraction Salon	800	
	112	Regalo Nutrition	1,000	
	114	Catholic Bookstore	1,200	
7		Jefferson Dental	4,900	
	3317	AVAILABLE 2nd Gen Restaurant	5,778	
	3321	Tortas Las Tortugas	5,778	



	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Estimated Population	21,020	148,945	370,323
2028 Projected Population	22,487	154,785	385,738
2020 Census Population	21,168	149,851	372,424
2010 Census Population	20,619	145,765	348,400
Projected Annual Growth 2023 to 2028	1.4%	0.8%	0.8%
Historical Annual Growth 2010 to 2023	0.1%	0.2%	0.5%
2023 Median Age	30.8	33.8	34.8
HOUSEHOLDS			
2023 Estimated Households	6,129	54,321	138,153
2028 Projected Households	6,493	55,787	142,193
2020 Census Households	6,093	53,977	137,443
2010 Census Households	5,962	52,334	126,837
Projected Annual Growth 2023 to 2028	1.2%	0.5%	0.6%
Historical Annual Growth 2010 to 2023	0.2%	0.3%	0.7%
RACE AND ETHNICITY			
2023 Estimated White	24.5%	32.5%	38.8%
2023 Estimated Black or African American	13.6%	23.1%	20.3%
2023 Estimated Asian or Pacific Islander	14.4%	12.6%	10.1%
2023 Estimated American Indian or Native Alaskan	1.7%	1.0%	1.0%
2023 Estimated Other Races	45.9%	30.8%	29.9%
2023 Estimated Hispanic	57.7%	38.1%	37.2%

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INCOME			
2023 Estimated Average Household Income	\$77,812	\$91,863	\$105,276
2023 Estimated Median Household Income	\$57,944	\$67,185	\$76,761
2023 Estimated Per Capita Income	\$22,726	\$33,532	\$39,318
EDUCATION (AGE 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	22.7%	12.6%	10.2%
2023 Estimated Some High School (Grade Level 9 to 11)	12.3%	8.9%	8.0%
2023 Estimated High School Graduate	26.0%	23.2%	21.8%
2023 Estimated Some College	20.7%	21.4%	20.0%
2023 Estimated Associates Degree Only	5.0%	7.4%	7.3%
2023 Estimated Bachelors Degree Only	8.9%	17.2%	20.7%
2023 Estimated Graduate Degree	4.3%	9.3%	12.0%
BUSINESS			
2023 Estimated Total Businesses	696	7,045	19,023
2023 Estimated Total Employees	4,937	62,074	166,262
2023 Estimated Employee Population per Business	7.1	8.8	8.7
2023 Estimated Residential Population per Business	30.2	21.1	19.5

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker. A
- **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker / Broker Firm Name or Primary Assumed Business Name

Colton Wright

Designated Broker of Firm

Mason duPerier

Licensed Supervisor of Sales Agent/ Associate

Sales Agent/Associate's Name

9004601

License No.

550365

License No.

9004601

License No.

License No.

colton@vistapropertyco.com

Email

colton@vistapropertyco.com

Email

mason@vistapropertyco.com

Email

Email

214.234.2555

Phone

214.234.2574

Phone

214.234.2573

Phone

Phone

Buyer/Tenant/Seller/Landlord Initials

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